

59 River Road West BERLIN, MA

VILLAGE OVERLAY DISTRICT

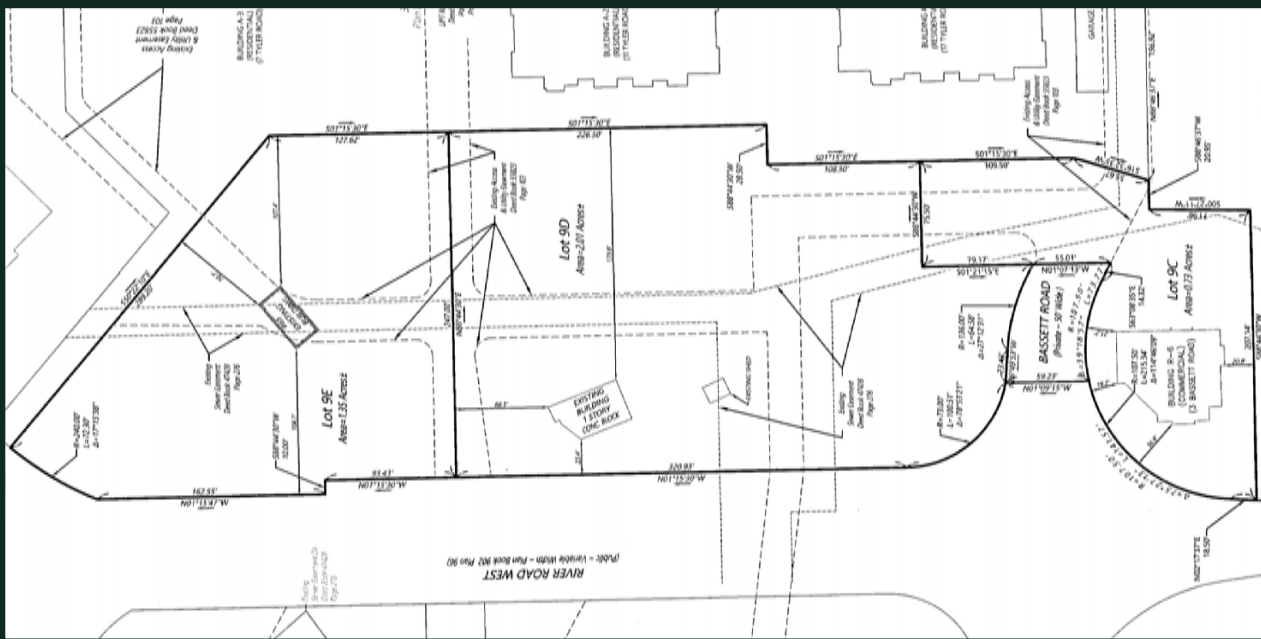
DEVELOPMENT OPPORTUNITY
1.35 - 3.36 ACRES



PROPERTY SUMMARY/SPECIFICATIONS

SUMMARY

Up to 3.36 acres of land available for development within the Riverbridge Village Association. The zoning permits a variety of projects, including residential units, business and professional offices, assisted living facilities, medical offices, dental clinics, restaurants, banks, convenience stores, and pharmacies.



Riverbridge Village is a compact, mixed-use pedestrian-friendly community located in Berlin, MA. The development site is located at the South Berlin rotary, where River Road West, Whitney Road and South Street converge. While the Riverbridge project site includes 112 acres, development is allowed only within the property's center, leaving 86 acres dedicated to open space. Barefoot Brook, North Brook and the Assabet River run through Riverbridge's public area. The "commons" includes meadows, walking trails and a canoe launch. There is also a 7 acre parcel leased to the Town of Berlin for use as a Community Garden.

SPECIFICATIONS

. Ideal for a development of 22,200 SF (with the potential to expand up to 42,400 SF).

. List Price: \$1,200,000
. Area: 1.35 - 3.36 Acres
. Mixed Use

THE PROPERTY/LOCATION



ROUTES
190 495 290

LOCAL AMENITIES

- SOLOMON POND MALL
- DUNKIN' DONUTS
- VILLAGE CAFE & PIZZA
- HOMEWOOD SUITES
- Growing Room
- THE ROCKWELL
- COFFEE RED BARN ROASTERS
- BERLIN LIQUORS
- AUTISM BEHAVIORAL CENTER

The map shows the location of the property (circled in black) near the intersection of I-290 and I-495. Other nearby amenities include Dunkin' Donuts, Village Cafe & Pizza, HomeWood Suites, Growing Room, The Rockwell, Coffee Red Barn Roasters, Berlin Liquors, and Autism Behavioral Center. Major roads shown include I-290, I-495, and I-95.

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AUTISM BEHAVIORAL CENTER

Growing Room
CHILD DEVELOPMENT CENTERS

HOMWOOD SUITES
Hilton

COFFEE
RED BARN
ROASTERS

BERLIN LIQUORS
CRAFT BEER & FINE WINES

VILLAGE
CAFE & PIZZA

THE ROCKWELL